



Howard Planning and Zoning Minutes



MINUTES

HOWARD COUNTY PLANNING & ZONING

February 15, 2012

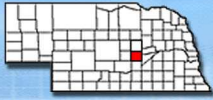
A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15th of February, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 7:10 P.M. Roll call showed 5 members present: Daryl Anderson, Kenneth Kozisek, Jack Reimers, Terry Spilinek, and Lauren Scarborough. Those absent were: Dave Sack, Randy Kauk, Jeff Christensen & Ron Kulwicki. Also present were Franz Trumler, Planning & Zoning Administrator, Cherri Klinginsmith, Secretary, and County Attorney, David Schroeder. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda was mailed to board members prior to the meeting. The minutes from the January 18th 2012 meeting were read. A motion was made by Daryl Anderson and 2nd by Jack Reimers to approve minutes as written. The motion passed on a unanimous voice vote.

At 7:12 P.M. the first item on the Agenda was a Public Hearing regarding new Howard County P & Z Subdivision Regulations. Terry S. opened the meeting and Administrator Trumler read the Notice of Meeting. Administrator went over why we are changing one regulation and updating our subdivision procedures, and the subdivision we will be discussing is one of the reasons to update these procedures. Terry S. kept the meeting opened but stated due to time; we will go to our next public hearing scheduled.

At 7:15 P.M. the Public Hearing on a Single lot Subdivision application by the Russell Stevens. This Subdivision, called Steven's Farms with 6.18+- acres will be located in Government Lot 1 & N½ of the NE ¼ of Section 7-16-11 of the 6th P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Administrator Trumler stated due to weather we didn't receive the final plat. The surveyor will have it to us as soon as he can, we have the preliminary here. Russell and Sally Stevens were present to present the plat, they explained we are selling off the building site to the neighbors who need access to the road to get to their pasture. They brought with them aerial photos of the site. Ron and Carol Jensen were present and wanted to note they do not want the subdivision moved any further North, due to getting too close to nearby farm ground. A motion was made by Kenneth K. and 2nd by Lauren S. to approve the application. A roll call vote was taken and the motion carried 5-0. A Finding of Fact was completed. (See Attached) Secretary Klinginsmith asked the Stevens which date will work for them to schedule the commissioners meeting. It was decided to meet on March 13, 2012 due to mail time and the signatures needed on the Final Plat.

AT 7:45 P.M. the Subdivision Regulations hearing was continued. The requested changes were mailed to board members prior to the meeting. After some discussion a motion was made by Jack R. and 2nd by Ken K. to change Planning & Zoning subdivision procedures to include in on page 7 paragraph 5 and paragraph 10 under Multi-Lot Subdivisions as follows: (5) the final plat (mylar) must be filed in the zoning office; (10) no later than 90 days following the date of approval by the commissioners. And on page 8, Section 2 No. 4 and Section 3, No. 2 under Single Lot Subdivisions as follows: (4) Final (Mylar) plat must be in Zoning Office prior to public hearing being set.; (2) The survey must be filed with Register of Deeds no later than 90 days following the date of approval by the commissioners. As well as Subdivision Regulations on page 227 of the Howard County Planning & Zoning Regulations as follows: Under Section 13 No. 3. Recorded Plats: Previous wording "Seven copies of the recorded plat shall be provided by the sub-divider and shall be submitted to the Secretary of the Planning Commission for distribution to various public and semi-public departments, offices or agencies." New wording shall be; "Upon the approval of the plat, the county commissioners will sign the plat, which has all of the other needed signatures. The sub-divider then has 90 days to file the plat at the office of the register of deeds / county clerk. If they fail to complete the filing, they will be notified by the planning and Zoning Administrator and given 90 days before the subdivision is vacated. Once vacated, these surveyed plats must go



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through the subdivision process again to become legal subdivisions. A roll call vote was taken and the motion carried 5-0. A Finding of Fact was completed.(See Attached)

The final item on the agenda was a discussion on Conservation Easements, Administrator Trumler let board members know that the Howard County Commissioners have asked that we set some regulations on these. County Attorney Schroeder informed the board that he looking into if that is something the Planning Commission can govern. We will discuss more at our next meeting.

A motion was made by Jack R. and 2nd by Ken K. to adjourn at 8:25 p.m.

The next meeting is scheduled for March 21, 2012 at 8:00 P.M. (Note time change due to Daylight savings)

Cherri Klinginsmith, Acting Secretary